

Chapter 18.40

MC CAMPUS INDUSTRIAL DISTRICT

Sections:

- 18.40.010 Purpose of district.
- 18.40.020 Permitted uses.
- 18.40.030 Conditional uses.
- 18.40.035 Prohibited uses.
- 18.40.040 Site development standards.
- 18.40.050 Additional required conditions.

18.40.010 Purpose of district.

The MC campus industrial district is intended to provide an environment exclusively for and conducive to the development and protection of modern administrative facilities, research institutions and specialized manufacturing operations. (Ord. 997 N.S. § 3 (part), 1990)

18.40.020 Permitted uses.

The following uses shall be permitted in the MC campus industrial district:

- A. Administrative and executive offices;
- B. Research, experimental and engineering laboratories;
- C. Manufacturing of: electronic instruments and components for such instruments, precise timing and necessary instruments for use in research and development and precision manufacturing and pharmaceuticals;
- D. Publishing services;
- E. Incidental services, such as food and beverage dispensing and sales facilities to serve the employees and guests of an occupant of the district when conducted within an integral part of a main structure, and having no exterior display or advertising signs.
- F. Adult businesses, as defined and regulated by Sections 18.04.018.2 et seq. and 18.48.170 and 18.48.180 of this title, subject to receipt and maintenance in good standing of a police permit pursuant to Sections 5.60.010 et seq. of the Municipal Code. (Ord. 1150 N.S. § 3 (D), 1993; Ord. 997 N.S. § 3 (part), 1990)

18.40.030 Conditional uses.

The following uses may be conditionally allowed in the MC campus industrial district, subject to issuance of a conditional use permit in accordance with Chapter 18.54 of this title:

- A. Commercial recreation;
- B. Uses of an educational nature;
- C. Hazardous materials reprocessing;
- D. Any other administrative, research or specialized manufacturing use which the planning commission finds to be of a similar nature to the uses permitted in this district. (Ord. 1215 N.S. § 35, 1995; Ord. 1104 N.S. § 1 (part), 1992; Ord. 997 N.S. § 3 (part), 1990)

18.40.035 Prohibited Uses

The following uses are prohibited from locating in the M-C Campus Industrial Zoning District:

- A. All Group I occupancies;
- B. All Group E occupancies which involve day care, mentally retarded persons (profoundly or severely) or non-ambulatory persons. For purposes of this section, these uses shall be defined by the Uniform Building Code with California amendments and as adopted by the City." (Ord. 1104 N.S. § 1 (Exh. A)(part), 1992)

18.40.040 Site development standards.

- A. The following site development standards shall apply to the MC campus industrial district:
 - 1. Minimum lot area, twenty acres;
 - 2. Minimum lot width, three hundred feet;
 - 3. Minimum lot depth, three hundred feet;
 - 4. Maximum floor area ratio, 0.2;
 - 5. Minimum setbacks:
 - a. Front, fifty feet,
 - b. Rear, fifty feet,
 - c. Side, fifty feet;
 - 6. Minimum setbacks for parking areas:
 - a. Forty feet from all rights-of-way,

- b. Twenty feet from all other property lines;
 - 7. Maximum height, three stories or thirty-five feet.
 - B. All uses shall be conducted wholly within a completely enclosed building.
 - C. On any portion of a site in the MC district which abuts a lot in any residential zoning district, the yard area so abutting shall have a solid wall or fence of six feet in height along the common lot line, and shall be landscaped a minimum of twenty feet in width.
 - D. All uses, whether permitted or conditional, shall be conducted in such a manner so as to avoid any nuisance, hazard, or commonly recognized offensive condition or characteristic as established by the performance standards of Chapter 18.48 of this title.
 - E. All uses shall be subject to architectural and site plan approval in accordance with Chapter 18.74 of this title.
 - F. On-site recreational facilities shall be required for all uses employing one hundred or more people. (Ord. 1111 N.S. § 24, 1992; Ord. 997 N.S. § 3 (part), 1990)

18.40.050 Additional required conditions.

A development plan shall be required for all proposed uses meeting the submittal standards of the planned unit development district; see Section 18.30.060 of this title. Said development plan shall illustrate a clustering of industrial activity away from the freeway (for those properties adjacent to Highway 101) and away from the city limits (for those properties adjacent or near the city limits). (Ord. 997 N.S. § 3 (part), 1990)